

FREESTANDING RETAIL BUILDING FOR SALE OR LEASE

1395 N Bobby L. Glover Hwy | Carlisle, AR 72024



**OWNER-
FINANCING
AVAILABLE**



KINDLEY WASSON

AGENT

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**KELLEY COMMERCIAL
PARTNERS**

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AVAILABLE

±9,058 SF Freestanding Retail Building for Sale or Lease

PRICE

FOR SALE: \$395,000

***Owner financing offered - \$50,000 down at 8% interest**

FOR LEASE: \$5.95/SF NNN

COMMENTS

- Flexible value-add investment or owner/user
- Former Dollar General with a clear-span, open floor plan
- High-visibility location on Carlisle's primary commercial corridor at I-40, Exit 183
- Prominent monument signage, convenient front-door parking, and rear loading access
- Low-maintenance construction with adaptable layout for retail, restaurant, hardware, medical, or showroom use
- Surrounded by strong national retailers, including Dollar Tree, Sonic Drive-In, McDonald's, Subway, and more
- Just 1 mile from Interstate 40, providing excellent regional connectivity

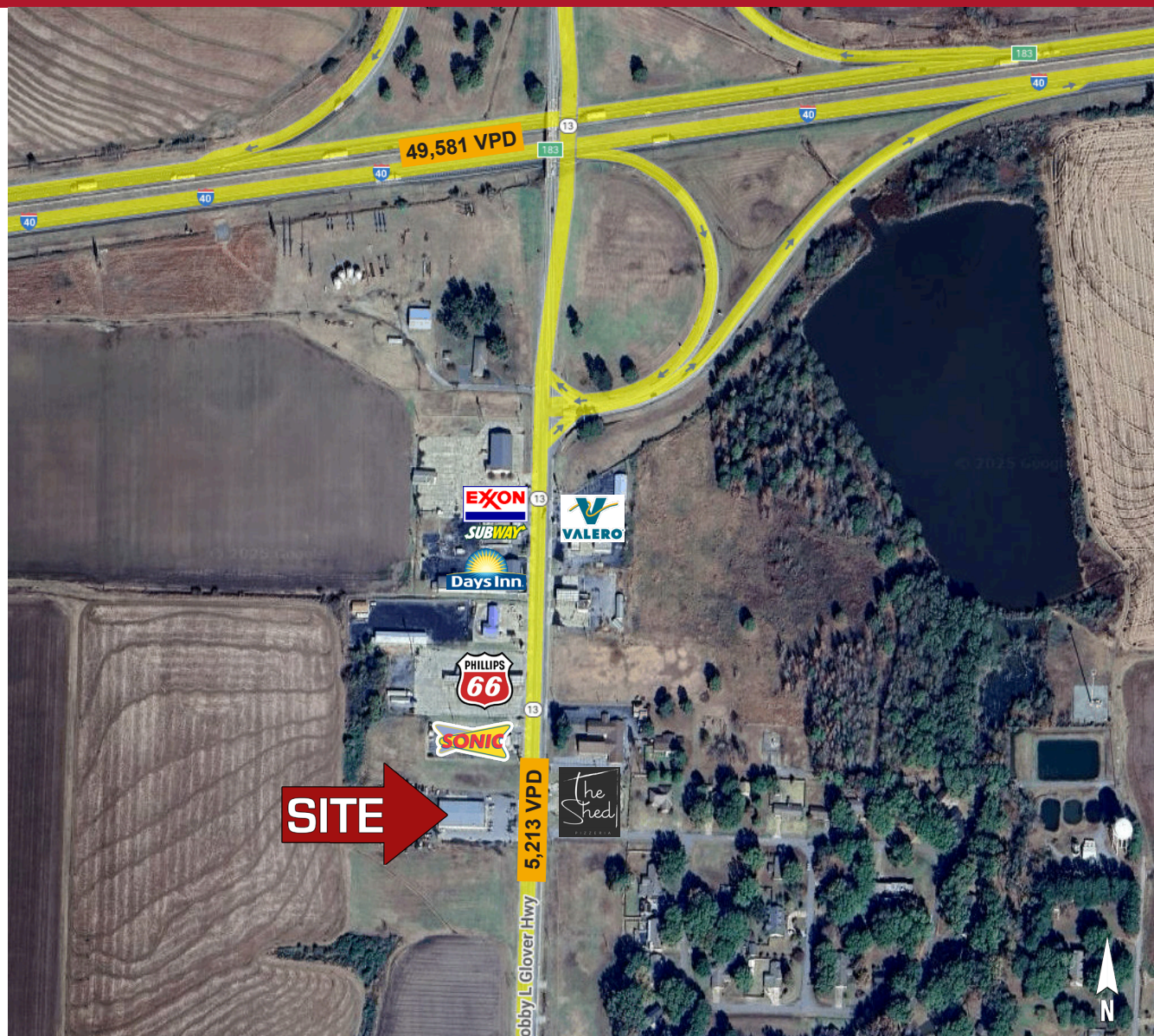
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	1,158	2,407	2,732	10,334
AVERAGE HH INCOME	\$81,567	\$75,061	\$75,824	\$85,659
TOTAL HH	500	1,020	1,151	4,158

TRAFFIC COUNTS

I-40: 49,581 VPD

N. Bobby L. Glover Hwy: 5,213 VPD



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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



KINDLEY WASSON
AGENT

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BROKERAGE

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DEVELOPMENT MANAGEMENT

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RETAIL ADVISORS